



City of San Antonio

Legislation Details (With Text)

File #: 18-2202
Type: Zoning Case
In control: Zoning Commission
On agenda: 3/20/2018
Title: ZONING CASE # Z2018118 (Council District 3): A request for a change in zoning from "C-3" General Commercial District to "R-4" Residential Single-Family District on 17.414 acres out of NCB 10847, located at 1000 South W.W. White Road. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Zoning Case Z2018118

SUMMARY:
Current Zoning: "C-3" General Commercial District

Requested Zoning: "R-4" Residential Single-Family District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: March 20, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: Tamir Enterprises, LTD

Applicant: Tamir Enterprises, LTD

Representative: Brown & Ortiz, P.C.

Location: 1000 South W.W. White Road

Legal Description: 17.414 acres out of NCB 10847

Total Acreage: 17.414

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Texas Department of Transportation; Planning Department

Property Details

Property History: The subject property was rezoned from Temporary “R-1” Single Family Residence District, “F” Local Retail District, and “I-1” Light Industry District to “B-3” Business District by Ordinance 70570, dated November 9, 1989. The property converted from “B-3” Business District to the current “C-3” General Commercial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-3”

Current Land Uses: Vacant; Printing Shop

Direction: East

Current Base Zoning: “C-3” and “I-1”

Current Land Uses: Vacant; Sign Shop

Direction: South

Current Base Zoning: “C-3”, “C-2”, and “NP-10”

Current Land Uses: Vacant

Direction: West

Current Base Zoning: “R-5”

Current Land Uses: Single-Family Residences

Overlay and Special District Information:

NA

Transportation

Thoroughfare: WW White Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property. Routes served: NA

Thoroughfare: Loop 410 SE

Existing Character: Freeway

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property. Routes served: NA

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed

development does exceed the threshold requirements.

Parking Information:

The minimum parking requirement for single-family residences is 1 per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “C-3”. “C-3” allows for uses such as bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales, auto muffler, hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Brooks Regional Center. The property is not located within a half mile of a Premium Transit Corridor

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is not located within an adopted Neighborhood, Community, Perimeter, or Sector Plan; therefore, a finding of consistency is not required. Residential single-family zoning is not encouraged near commercial and industrial uses, however adequate and effective buffers can be utilized. Overall, this is a down zoning and a positive trend for this area.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “C-3” General Commercial District is an appropriate zoning for the property and surrounding area. The adjacent properties carry the “C-3”, “NP-10”, and “I-1” base zoning districts.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does appear to conflict with the following goals, principles, and objectives of the SA Tomorrow Comprehensive Plan

SA Tomorrow Comprehensive Plan Relevant Goals and Objectives:

- H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.

- GCF P1: Incentivize the development of housing and employment uses in the city's priority growth areas.

6. Size of Tract:

The subject property is 17.414 acres, which would adequately support a commercial or residential development.

7. Other Factors:

The applicant's purpose is to construct 107 residential single-family dwellings.